

Frank & Edith Ford House

1015 E. Overbluff
Spokane, WA 99203

Built in 1925



*Listed on the
Spokane Register of Historic Places*

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. Name of Property

Historic Name **FRANK & EDITH FORD HOUSE**

2. Location

Street & Number 1015 East Overbluff Road
 City, State, Zip Code Spokane, WA 99203
 Parcel Number 35291.1916

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name Stephen & Lauran Gilbert
 Street & Number 1015 E. Overbluff Road
 City, State, Zip Code Spokane, WA 99203
 Telephone Number/E-mail (509) 533-1646

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
 Street Number 1116 West Broadway
 City, State, Zip Code Spokane, WA 99260
 County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
 Date Federal____ State____ County____ Local____
 Location of Survey Records Spokane Historic Preservation Office

Final nomination heard 15 Sept 2004

7. Description

Architectural Classification (see nomination, section 8)	Condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check One <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered Check One <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Less than one acre.
Verbal Boundary Description	Rockwood Terrace Addition, east 60 feet of Lot 17, Block 3
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 th Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	lkyeomans1@aol.com
Date Final Nomination Heard	15 September 2004

12. Additional Documentation

Map	City/County of Spokane current plat map.
Photographs and Slides	19 B&W prints, 20 color slides.

13. Signature of Owner(s)

Name Stephen B. Silber

Name Lauran McQuibert

14. For Official Use Only

Date Received _____ Attest _____

Date Heard _____ City Clerk _____

Commission Decision _____ Approved as to Form
Assistant City Attorney _____

Council/Board Action _____

Date _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

OFFICER, Spokane City/County Historic Preservation Officer
Spokane City/County Historic Preservation Office
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

NARRATIVE DESCRIPTION

Built in 1925, the Frank & Edith Ford House is a well-preserved example of a bungalow designed in the Craftsman style. It is located in an upscale residential neighborhood adjacent east of the Rockwood National Register Historic District in Spokane, Washington. The property is sited on the north side of East Overbluff Road and faces south. With a low-slung form, the house is clad in red brick veneer and has 1.5 stories with a side gable roof that is embellished with scroll-sawn rafter tails and widely overhanging eaves. A small cross gable with a front-facing gable roof marks the center front entrance of the home's façade. The entrance is recessed and features a hooded pediment with an elliptical arch that is supported by decorative brackets. The interior of the house further represents the Craftsman-style ethic as illustrated in an open floor plan and finely crafted hand-rubbed gumwood and oak woodwork. In very fine condition, the Ford House retains excellent exterior and interior integrity found in original location, design, materials, workmanship, and association as a single-family residential home built in the early 20th century in Spokane.

CURRENT (2004) APPEARANCE & CONDITION***Site***

The Ford House is sited on a steep, north-facing slope on the east 60 feet of Lot 17, Block 3 in the Rockwood Terrace Addition, which is located on Spokane's South Hill about 2.5 miles southeast of the city's downtown business core. The lot measures 60 feet wide and 173 feet deep. Centered on the lot, the Ford House is surrounded by a manicured lawn on the south, west, and north, and by a paved driveway which runs along the east side of the house. The property is located in the center of a residential neighborhood which has large single-family dwellings that were built mostly between the early 1900s and 1940s. Boasting well-maintained well-preserved historic homes and grounds, the neighborhood in the Rockwood Terrace Addition along East Overbluff Road is one of the most popular historic residential areas in Spokane.

Exterior

The footprint of the Ford House is almost a perfect square, having a width of 44 feet and a depth of 44 feet. The irregularity is found on the rear, north elevation of the house where an 8-foot-deep recessed porch is located. A two-car garage (21 feet wide and 20 feet deep) with a roof-top deck is attached to the recessed porch at the rear of the house. Due to the property's steep drop in grade, the roof-top deck of the garage is level with the deck of the first-floor recessed porch.

The Ford House is a 1.5-story bungalow with a walk-out basement which is due to the steep north-facing slope on which the home is built. The house has a low-pitched side-gable roof with two lower cross gables on the north roof slope and one lower cross gable on the south facade. The roof has wide eaves, decorative brackets and exposed rafter tails, and is covered with thick, square-cut glazed ceramic tile in shades of red, orange, and brown. Three brick chimneys with cast concrete caps rise from the roof—one on the

south slope, one on the north slope, and one through the eave on the west elevation. The first floor of the house is clad in red-brown raked brick veneer laid in stretcher bond. Two brick soldier courses wrap around the house and separate the first floor from the foundation, and the first floor from the second floor. The foundation wall of the house is made of poured concrete painted dark brown, and is exposed on the north, rear elevation. The home has symmetrical fenestration patterns with a combination of original 1/1 double-hung wood-sash windows, wood casement windows, and fixed plate-glass units, and original wood paneled doors.

The design for the *south façade* of the house is the dwelling's focal point. It features a symmetrical balance with a center recessed entrance in a low-pitched front-facing lower cross gable. The cross gable is highlighted with decorative bargeboard that has shaped ends and a pendant drop keystone. Exposed rafter tails project out past the bargeboard from under the widely overhanging roof eaves of the cross gable. An elliptically arched, hooded pediment is located over the recessed front entrance under the eaves of the cross gable. The pediment is made of galvanized metal and is painted dark brown to match the dark brown trim color of the house. Decorative scroll-sawn brackets support the pediment. The outline of the pediment's elliptical arch is accentuated by a brick soldier course around the front entry. Four concrete and brick steps descend from the recessed front porch to a walkway that curves through the front lawn to the sidewalk by the street. The steps are flanked by two cast-concrete porch walls. The center front entrance is flanked by two original windows. The west window is a fixed plate-glass unit while the east window is a 1/1 double-hung wood-sash unit.

The *east elevation* of the house abuts a paved driveway which, from the street, runs down the north-facing slope on which the home is sited. The side gable roof, gable peak, and symmetrical fenestration patterns mark the east elevation. The *west elevation* features symmetrical fenestration patterns and a brick chimney that projects through the roof eave.

The *north elevation* at the rear of the house is dominated by twin lower cross gables (northeast corner and northwest corner) that project 8 feet from the house, and a two-car garage addition that is attached to the exposed basement level of the house in the recessed porch space between the cross gables. Two small gabled dormers are located between the cross gables. The east cross gable has a low-pitched roof with widely overhanging eaves and exposed rafter tails. The foundation wall under the cross gable is completely exposed due to a severe drop in grade. Multi-paned wood carriage house doors open into an original garage which is located beneath the northeast corner of the house. The west cross gable also has widely overhanging eaves with exposed rafter tails, and houses a sunroom which is illuminated by tripartite casement windows. A recessed first-floor porch is located between the cross gables. A two-car garage with a roof-top deck is attached to the recessed porch between the cross gables; the porch deck and the garage roof-top deck meet at the same level. The garage projects out 20 feet from the back of

the house and is clad in T-1-11 siding that is painted dark brown. A black wrought iron balustrade encircles the deck.

Interior

According to Spokane County Tax Assessor records, the Ford House has 1,808 square feet on the first floor. An original oak-paneled front door with an elliptically arched upper leaf and beveled glazing opens from the recessed front entrance of the house into a foyer. A wide entry way in the foyer opens west into an L-shaped living room and dining room. The focal point of the living room is a center fireplace which is located on the west wall. The fireplace has an oak mantel, center firebox, and a mottled, matte-finish glazed ceramic tile surround. Laid in random order pattern, some of the tiles feature sculpted floral designs that are similar to tile work made by Grueby, Batchelder, and other early 20th-century manufactures of art tile and art pottery. The dining room has a fixed plate-glass window on the north wall, which looks into a sunroom. The window is flanked by multi-paned doors that open to the sunroom. The woodwork in the foyer, living room, and dining room is solid quarter-sawn oak of the finest quality and finish. Ceiling height is 8 feet, the floor is covered with solid oak planks, and original wall sconces illuminate the area. The sunroom features an extension of the oak floor but has woodwork made of California gumwood.

The remaining space on the first floor is composed of a hallway, bathroom, two bedrooms, and a kitchen, which is located at the back of the house in the ell formed by the L-shaped living room and dining room. The kitchen has a glazed ceramic tile floor and was remodeled in 2002-2003 with quarter-sawn oak Mission-style cupboards and cabinets that match the oak woodwork in the dining room, living room, and foyer. A central interior hallway leads east to a southeast corner bedroom, a bathroom on the east wall, and a northeast corner bedroom. Except for the bathroom floor, which is covered in hexagonal ceramic tile, the floor in the hall and bedrooms is an extension of the oak floor in the rest of the first floor. The woodwork in the kitchen, hall, bathroom, and bedrooms is painted fir or pine. The walls in the bathroom are covered with original glazed cream, yellow and blue-colored ceramic tile that is highlighted with a small floral-design course half-way up the wall. A small niche, designed for use as a toiletry catch-all, is clad in blue tile and is located on the east wall. Another niche is located in an interior wall in the hallway and was designed to hold a telephone.

The second floor attic space was unfinished until 1981 when it was built as a master bedroom *en suite* with a full bathroom. The house has a full basement, which includes a recreation room, bedroom, bath, wine cellar, laundry, mechanical/storage rooms, and an original garage built in the northeast corner (now used as a shop). The recreation room was finished in 1925 when the house was built and includes a brick fireplace and an oak floor. The heat source for the home is gas-fired steam which is circulated through the home's original radiator system.

ORIGINAL APPEARANCE (1925) & SUBSEQUENT MODIFICATIONS

The Ford House retains nearly all of its original design, materials, workmanship, and features which were constructed in 1925. They include the home's original facade and east and west elevation design, red tile roof, decorative brackets and exposed rafter tails, exterior brick veneer cladding, 1/1 double-hung wood-sash windows, wood casement windows (sunroom), plate-glass picture windows (DR and LR), solid oak front door, basement garage and carriage house doors, basement recreation room with brick fireplace and hardwood oak floor, and interior appointments such as the original first floor plan, oak and gumwood woodwork and doors, oak floor, ceramic tile in the bathroom, fireplace and art tile surround, and wall sconces. According to building footprints revealed in a *1952 Sanborn Fire Insurance Map*, and Spokane County Tax Assessor Records, a single-car carriage house/garage was built behind the Ford House in the northeast corner of the property in 1931. In 1976 the carriage house/garage was demolished.

The Ford House was first modified in the 1970s when a kitchen remodel was completed; the kitchen was remodeled again in 2002-2003. In 1981 several modifications were made. The unfinished attic was finished with a master bedroom, closets, a full bathroom, and two small gabled dormers, which were added and built on the north roof slope of the house. The first-floor bathroom was remodeled with a contemporary toilet, washbasin and cabinet (original bathtub remains). A two-car garage (21 feet by 20 feet) was built on to the rear of the house at the basement level. The roof of the garage was completed as a deck and forms an extension of the recessed first-floor porch that is an original design feature of the north elevation. In the basement, a bedroom and bathroom were finished, and in 2002-2003, a wine cellar was finished.

With nearly 80 years of timely maintenance and attention to detail, the Ford House is very well preserved and retains excellent interior and exterior integrity. The property conveys its original use and association as an early 20th-century Craftsman-style bungalow built in an area that was planned to be one of Spokane's finest residential neighborhoods.

Areas of Significance	Community Planning & Development, Architecture
Period of Significance	1925 to 1954
Significant Date	1925
Home Designer/Builder	John E. Anderson, Home Designer/Builder

STATEMENT OF SIGNIFICANCE

The Frank & Edith Ford House was erected in 1925 and is significant in the areas of “architecture” and “community planning & development.” It is an excellent and typical example of domestic architecture built in the Rockwood Terrace Addition, a neighborhood planned for upscale residential living on the South Hill in Spokane, Washington. The house was constructed by John E. Anderson, a prominent home designer and builder in the Spokane region. Documented to date, Anderson was responsible for constructing at least 46 homes in Spokane, most of which are located in the Rockwood National Register Historic District and surrounding neighborhoods on the South Hill. Anderson was known for erecting homes of superior craftsmanship, and was described in a trade booklet as a “builder of fine homes.” The booklet stated that “the superior construction and artistic appointments in his designing are evident even to the untrained eye. Every owner will state that quality and workmanship have been given the first consideration.”¹ Two types of building materials were associated with Anderson-built homes and were regarded as trademarks of his work: glazed ceramic roof tiles and fine quality face brick.² Featuring a glazed ceramic tile roof and exterior brick wall cladding, the well-preserved Ford House is one of only eight Anderson-built homes to employ *both* trademarks: ceramic tile and brick veneer. It is an excellent illustration of these trademarks and conveys the high artistic values that are associated with buildings designed and constructed by John E. Anderson. The property embodies distinctive characteristics designed in the Craftsman style, including such character-defining features and materials as a low-slung house form, ceramic tile roof, exterior brick veneer, wide eaves with exposed rafter tails, scroll-sawn brackets, an open floor plan, and hand-finished gumwood and quarter-sawn oak woodwork. The home was built for Edith Janet Ford and Frank D. Ford, a successful Spokane broker who specialized in mining investments. Establishing significance from 1925 to 1954, the Ford House is eligible for listing on the Spokane Register of Historic Places under Categories A and C.

HISTORICAL CONTEXT

The Rockwood Terrace Addition

On February 7, 1910, the W. B. Wagon Investment Company conveyed and recorded subdivision covenants for platted lots in the Rockwood Terrace Addition on Spokane’s South Hill.³ Located adjacent to the Rockwood National Register Historic District, the Rockwood Terrace Addition was originally planned, like the Rockwood district, to be

¹ Covely, A. Thatcher. *Artistic Homes of the Period*. Spokane, WA, 1930.
² Material provided by John Anderson’s daughter, Betty Ann Anderson Hunter.
³ Spokane County Warranty Deed #359607.

developed as an upscale, high-end residential section of Spokane. The covenants stipulated land use controls which were written to provide for aesthetic and architecturally appropriate neighborhood development. A testament to its developers and subsequent homeowners, the Rockwood Terrace Addition, which is bounded by 19th Avenue to the north, Overbluff Road to the south, Arthur Street to the west, and Perry Street to the east, has become one of the most popular areas of residential real estate in the city. It contains quiet, tree-lined streets and well-preserved early 20th-century historic homes which are surrounded by well-manicured grounds. The main street in the area is Overbluff Road, which runs parallel to a high basalt bluff that overlooks lower basalt terraces, thus the street name, "Overbluff."

Following the covenant guidelines, lots in the Rockwood Terrace Addition were sold to wealthy individuals who commissioned architects, designers, and builders to design and erect custom homes that would reflect the varied wants, needs, and social status of the respective homeowners. The houses were built in a variety of traditions from Craftsman and Spanish Eclectic, to Tudor and Colonial Revival, Monterrey, and Art Moderne/International styles. Designed in the Craftsman style, the Frank & Edith Ford House was one such home.

Frank D. & Edith Janet Ford

On June 1, 1924 Frank D. Ford and his wife, Edith Janet Ford, purchased the east 60 feet of Lot 17, Block 3 in the Rockwood Terrace Addition for \$1,000. The Fords were issued Spokane water and sewer permits in July, and mechanical-electrical-plumbing permits in October. They commissioned Spokane builder/home designer, John E. Anderson, to construct their new home. Spokane building permit #22782, dated July 18, 1924, recorded Anderson as the builder. No architect was listed on the permit, but because Anderson designed many homes in Spokane, he may have also designed the Ford House.⁴ The cost of construction was listed at an estimated value of \$8,000. According to Spokane County Assessor Records, construction of the house was completed in 1925. A single-car garage was built in 1931 but was demolished in 1976.

Frank D. Ford was one of seven children born to James Lake Ford and his wife, Lydia Ziegler Ford who, for 24 years, owned the historic Currie House at 908 West Frederick Avenue in North Central Spokane.⁵ Influenced by his father, Frank Ford studied investments and mining stocks as a young man, and in 1907 was listed in city directories as an employee of the James L. Ford Company, a brokerage business owned by his father. A 1918 city directory advertised the James L. Ford Company as "Spokane's oldest, most reliable broker of mines and mining investments." In 1909 Frank Ford ventured outside of his father's company and partnered with fellow investment broker, B. E. Stimmel. After Stimmel left in 1912, Frank Ford independently owned and operated

⁴ Covely, A. Thatcher. *Artistic Homes of the Period*. Spokane, WA, 1930.

⁵ Spokane Register of Historic Places Nomination for the Currie House, 908 W. Frederick Avenue.

his own investment company for 55 years until his death in 1967. Ford and his wife, Edith Janet Ford, raised one son, Frank Robert, and lived in their house on Overbluff Road for 45 years. After their deaths, the property was sold in 1970.

A federal employee with the United States Air Force, Wesley E. Spaulding, and his wife, Verda L. Spaulding, purchased the property from the Ford estate, residing in the home for five years. They sold the property in 1975 to Harvey and Joan Adams for \$31,950. The house then changed hands several times beginning with Donald Krager and his wife, Cheryl Weiler Krager, who bought the property for \$51,350 in 1976. They sold it in 1981 to Phillip and Linda Currie for \$112,500, who eight years later, sold the property to Douglas and Dawn Burpee for \$189,950. Margaret Young purchased the property in 1993 for \$250,000, and sold it in 1999 to Janet Weedman for \$260,000. On November 4, 2000 the current owners of the property, Stephen and Lauran Gilbert, bought the house for \$330,000. Stephen and Lauran Gilbert are both employed at Sacred Heart Hospital, Stephen as a certified registered nurse anesthetist, and Lauran as a registered open heart surgical nurse.

HISTORICAL & ARCHITECTURAL SIGNIFICANCE

Category A

Area of Significance: Community Planning & Development

The Ford House gained significance from 1925 to 1954 in the area of significance, “community planning & development,” as an excellent example of well-constructed homes which were built in the Rockwood Terrace Addition during the first half of the 20th century. Specifically planned as an upscale residential neighborhood adjacent east of the Rockwood National Register Historic District, the Rockwood Terrace Addition was protected with subdivision regulations and design covenants intended to control the architectural and urban development of the neighborhood. The subdivision covenants ran in perpetuity with the land thus affording the neighborhood protection from inappropriate additions or intrusions that might occur regarding future respective land use decisions. When the covenants were recorded in 1910, domestic architecture was the intended use, and buildings could not be erected for use as hotels, lodging houses, boarding houses, or for business purposes of any kind. All homes were required to cost at least \$4,000 and be designed in what was then referred to as “modern architecture.” In order to maintain a uniform streetscape design, all homes were required to be set back at least 35 feet from the curb.⁶ The Ford House illustrates the intent of the developers of the Rockwood Terrace Addition and conforms to the stipulations recorded in the covenants. The Ford House was developed as a custom-built single-family home designed in a “modern” style of architecture in 1925. It cost twice as much as the required \$4,000, and like its neighbors, is very well-preserved, being maintained for the last 79 years in impeccable condition.

⁶ Spokane County Warranty Deed #359607.

Category C***Area of Significance: Architecture******The Craftsman Style***

The Ford House is a 1.5 story bungalow designed in the Craftsman style. In reaction to strict Victorian mores and the tall, elaborately detailed Queen Anne-style homes of the late 19th century, the Craftsman ethic embraced a then-new, popular “modern” house style that developed in America from 1900 to 1930. The style was driven by the mantra, “back to Nature,” and was characterized by low-slung horizontal house forms, hand-craftsmanship, and organic “natural” building materials such as indigenous stone, clay tiles and bricks, and wood products. The house form for the Ford House is low-slung with a low-pitched side-gable roof, which is characteristic of the Craftsman style. Other Craftsman-style elements include the roof’s widely overhanging eaves, exposed rafter tails, decorative brackets, and the use of natural, organic building materials such as the glazed ceramic tile roof and raked brick veneer wall cladding. Tudor Revival-style influence is seen in the home’s symmetrical façade design and recessed front porch design.

The interior of the home features an open floor plan, hand-rubbed gumwood and quarter-sawn oak woodwork, and a fireplace with matte-finish glazed ceramic art tiles that are all architectural elements of the Craftsman style.

John E. Anderson, Home Designer & Builder

The Ford House was constructed by John E. Anderson, one of Spokane’s most noted home designers and builders. According to family records, Anderson was born in Sweden in 1878, served in the Swedish Army for two years, and migrated alone to the United States in 1897. He spoke no English when he arrived in the America, but soon learned and received his Certificate of Naturalization on August 31, 1908.⁷

As told by his family, John Anderson came to Spokane in 1904. At that time he was listed as a carpenter and a stone/brick mason in city directories and resided temporarily at 204 W. Riverside Avenue in downtown Spokane. After his business began to grow, he sometimes moved from house to house, living on the property as he built it. By 1930 he was described as a designer and builder.⁸ With no specialized training or certification, John Anderson worked in Spokane for 46 years as a self-taught stonemason, bricklayer, home designer, and general contractor. The homes in Spokane that he constructed are regarded as some of the city’s finest and survive as a testament to his accomplishments as a designer, contractor, and craftsman. His work and reputation were publicly praised in a 1930 advertisement and promotional publication called *Artistic Homes of the Period*:

John E. Anderson, experienced artisan in the designing and
building of outstanding homes of the period for the past quarter

⁷ Material provided by John Anderson’s daughter, Betty Ann Anderson Hunter.

⁸ Covely, A. Thatcher. *Artistic Homes of the Period*. Spokane, WA, 1930.

century in and about Spokane, Washington, has established a high reputation for artistic designing, workmanship, and quality in his homes.⁹

It is not surprising that the name of “ANDERSON” is brought up when the finest in brick construction is mentioned.¹⁰

Mr. Anderson’s years of experience, coupled with a corps of expert craftsmen using the highest grade of building materials, make each structure “THE HOME BEAUTIFUL.”¹¹

As documented to date in various Spokane City/County building permits and warranty deeds, and in house plans and construction trade publications, John E. Anderson was responsible for the construction of the following homes in Spokane from 1904 to 1950:

W. 1023-7th Avenue
W. 822-21st Avenue
W. 507-22nd Avenue
W. 520-23rd Avenue
W. 929-24th Avenue
E. 325-19th Avenue
E. 411-19th Avenue
E. 612-19th Avenue
E. 1203-19th Avenue

W. 310-20th Avenue
E. 511-21st Avenue
E. 723-24th Avenue
E. 309-25th Avenue
E. 633-25th Avenue
E. 725-25th Avenue
E. 615-26th Avenue
E. 742-26th Avenue
E. 752-26th Avenue

S. 1321 Ferris Court
S. 2418 Garfield Road
E. 722 Highland Boulevard
E. 742 Highland Boulevard
S. 1818 Jefferson Street
S. 2203 Lincoln Street
S. 1616 Maple Street
E. 1006 Overbluff Road
E. 1015 Overbluff Road
E. 1329 Overbluff Road
E. 1409 Overbluff Road
E. 1431 Park Lane
E. 2024 Park Lane
S. 2029 Perry Street

S. 250 Rockwood Boulevard
S. 408 Rockwood Boulevard
S. 527 Rockwood Boulevard
S. 616 Rockwood Boulevard
S. 621 Rockwood Boulevard
S. 716 Rockwood Boulevard
W. 637 Shoshone Avenue
E. 1703 Upper Terrace
E. 1709 Upper Terrace
E. 1717 Upper Terrace
E. 1720 Upper Terrace
E. 1729 Upper Terrace
E. 1815 Upper Terrace
E. 1830 Upper Terrace

⁹ Covely, A. Thatcher. *Artistic Homes of the Period*. Spokane, WA, 1930.

¹⁰ Ibid.

¹¹ Ibid.

Of the above-listed 46 homes, 11 (or 24%) have roofs covered with glazed ceramic tiles, one of the two trademark materials attributed to John Anderson. In addition to the Ford House, a fine example is the Albi House (S. 1818 Jefferson) which has thick square-cut glazed ceramic tiles on a long “cat-slide” roof.

At least 29 of the homes (63%) are clad in brick veneer, the other trademark material associated with John Anderson. An accomplished brick and stone mason, Anderson demanded perfection as evidenced in the application of some of the best quality bricks and fine mortar lines on homes for which he was responsible. Two exceptional examples include the Bill Hatch House (E. 725-25th Avenue) and the Fred Stanton House (E. 742 Highland Boulevard), which feature multi-colored bricks, decorative “tapestry brick” designs, and thin mortar joints. A unique example of the use of stone and brick for the home’s exterior cladding is found on the dwelling at E. 633-25th Avenue where Anderson employed a random-order rubblemix of tapestry brick and irregular pieces of slate.

Of the 46 homes that Anderson built, only eight homes, or 17%, have *both* ceramic tile and brick veneer—Anderson’s trademark building materials. The Ford House is one of these homes. It boasts finely crafted raked brick veneer and thick square-cut glazed ceramic roof tiles, defining features of the Craftsman style in which the house is designed, and of an Anderson-built home.

John E. Anderson’s family described him as a “man of integrity” who had “much love and respect for people,” many with whom he made “gentlemen’s agreements” through a simple, friendly hand-shake.¹² He was well-respected in the construction trade as evidenced by a list of 20 pallbearers who officiated at his funeral service, many of whom were noted Spokane builders and designers. They included such names as Berquist, Carlson, Hokanson, Holstrom, Hultman, Person, and Gus Benson,¹³ men who built homes in the Rockwood National Register Historic District.¹⁴ Anderson and his wife, Bertha Thulon, were married in January 1924, and raised two children, Morris and Betty Ann Anderson. John Anderson attended Salem Lutheran Church and was active in the North Star Lodge of Vasa, the Scandinavian Fraternity, Odin Club, and the Swedish American League. Anderson’s obituary on December 24, 1950 in the *Spokesman-Review* praised his skills and work:

A leading building contractor for many years, he was one of the first to develop the Rockwood [National Register Historic] District. He built the original Rockwood Clinic, later a part of Sacred Heart Hospital, as well as many of the outstanding residences in that district of the city. His homes have been noteworthy for the use of the native stone in their construction.

¹² Material provided by John Anderson’s daughter, Betty Ann Anderson Hunter.

¹³ “Anderson Rites Set Wednesday.” *Spokesman-Review*, 23 Dec 1950.

¹⁴ Yeomans, Linda. *Rockwood Historic District Historic Resources Inventory*. Spokane, 1997.

Summary

Architecturally and historically significant, the Frank & Edith Ford House is an excellent example of the Craftsman style, and is a fine product of the work of John E. Anderson, one of Spokane's most revered and prolific builders and home designers. Associated with the Ford House, the construction, the cost, and the Craftsman style of architecture (considered "modern" at the time of the home was built) depict the intent of the developers who planned the Rockwood Terrace Addition. The Ford House is located in the planned Rockwood Terrace Addition neighborhood, and reflects urban design and land use trends associated with the initiation of the neighborhood's sub-division covenants and its subsequent development and settlement, which was part of the development of Spokane's South Hill during the early 1900s.

BIBLIOGRAPHY

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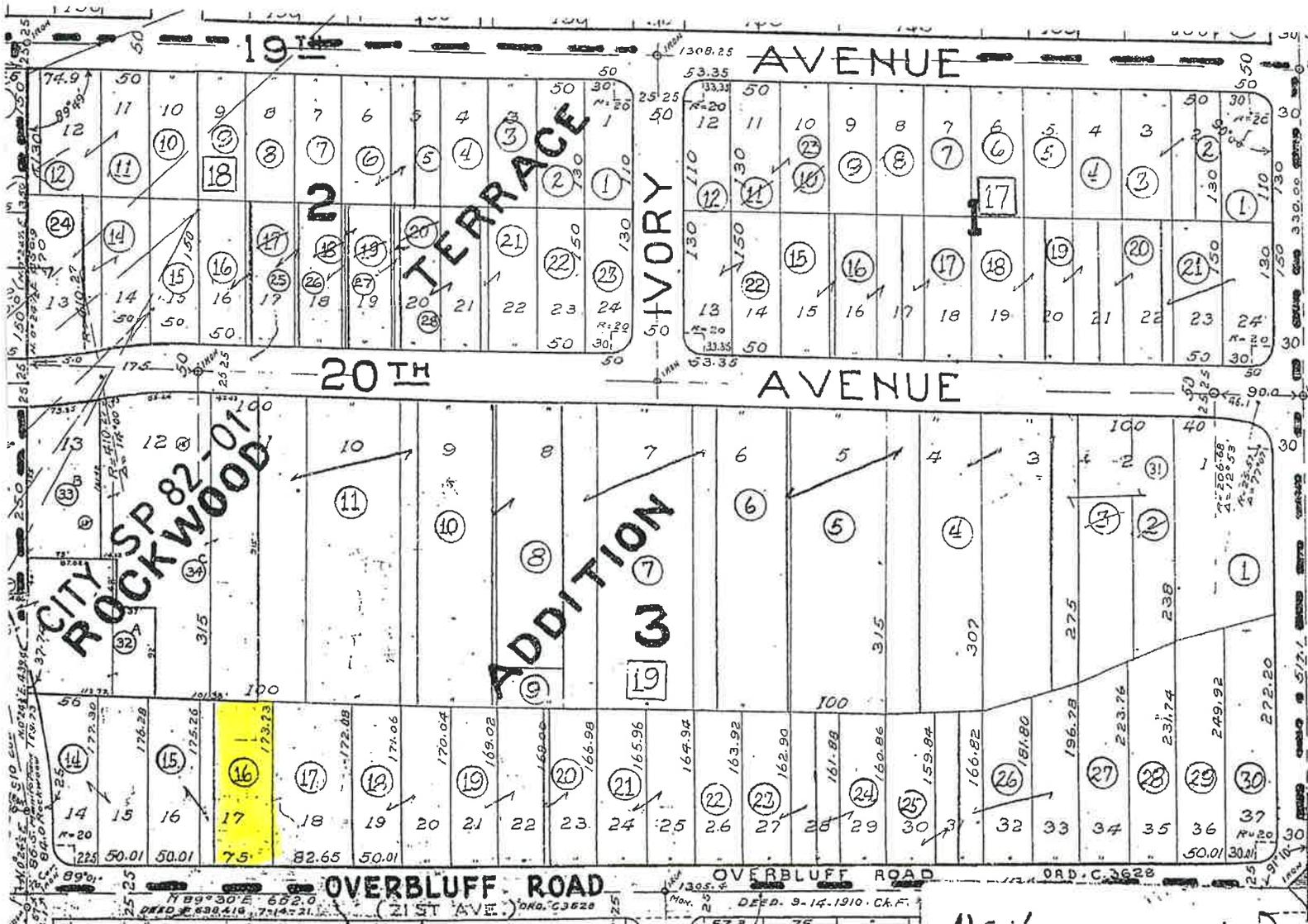
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Spokane City/County Register of Historic Places Nomination Continuation Sheet
FRANK & EDITH FORD HOUSE
Section 9

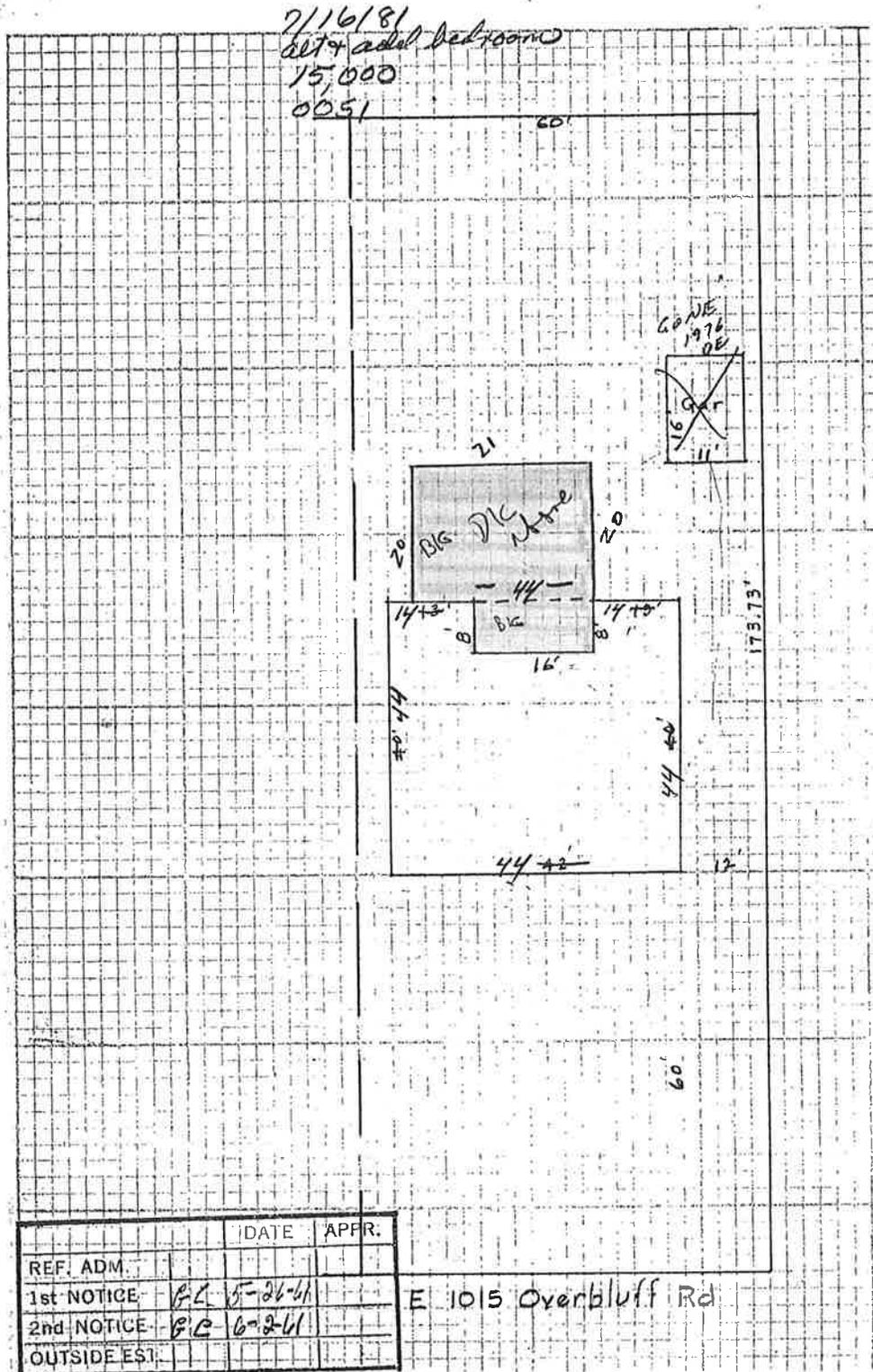
Plat Map

Source: Spokane County, 2004.



Site plan

Source: Spokane County Assessor's records, 2004.



Photos 1 and 2 South façade of house in 2004.



Photos 3 and 4 South façade of house in 2004.



Photos 5 and 6 South façade of house in 2004.



Photos 7 and 8

Front door of house on south elevation in 2004.



Photos 9 and 10 Detail of brickwork on east elevation of house in 2004.

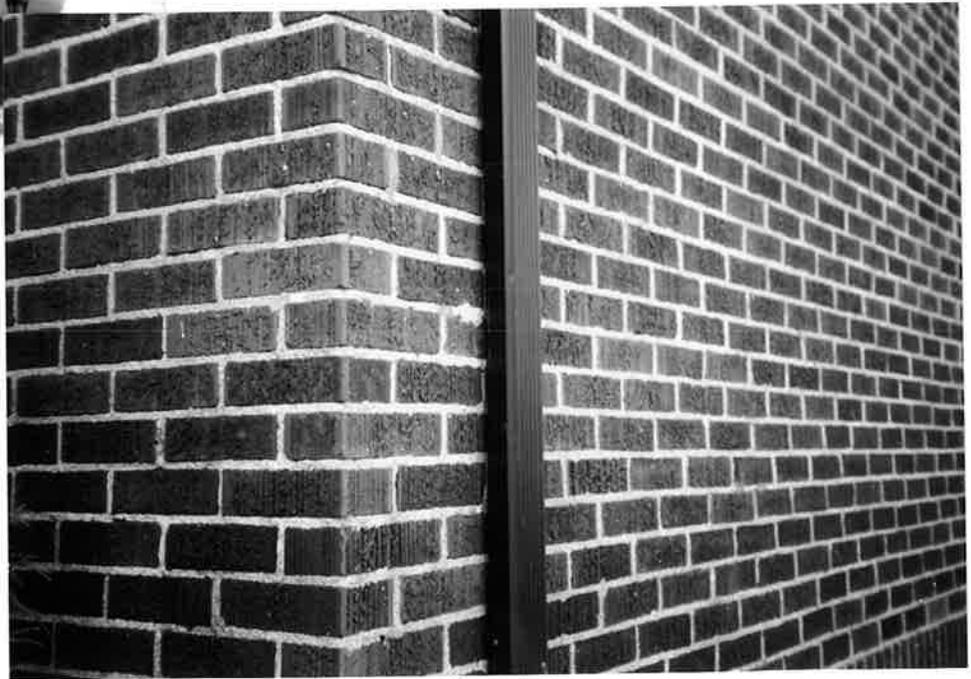


Photo 11 East elevation, northeast corner, and north elevation of house 2004.



Photos 12 and 13 Living room fireplace, west wall, in 2004.



Photos 14 and 15 Living room, northeast corner into hallway in 2004; living room, southeast corner into foyer in 2004.



Photos 16 and 17 Dining room door; sunroom looking southwest into dining room.



Photos 18 and 19 Kitchen, looking into northwest corner and at east wall in 2004.

